

THE PLANNING AND ZONING COMMISSION MEETING WAS HELD AT BEACHWOOD CITY HALL ON THURSDAY, APRIL 26, 2018.

ROLL CALL: PRESENT: C. Cohen, R. Hecht, Mayor Horwitz, O. Jacobs, J. Pasch,
B. Zabell
ABSENT: R. Tannenbaum
ALSO PRESENT: D. Calta, J. Ciuni, W. Griswold, G. Smerigan

Chairman Jacobs welcomed Diane Calta, the new Beachwood Law Director.

A motion was made by R. Hecht and seconded by B. Zabell to approve the Planning and Zoning Commission minutes dated March 29, 2018, regular meeting.

ROLL CALL: AYES: R. Hecht, Mayor Horwitz, O. Jacobs, J. Pasch,
B. Zabell
NAYS: None
ABSTAIN: None
NOT VOTING: C. Cohen
MOTION – MINUTES APPROVED

COUNCIL REPORT

Mr. James Pasch, Council Representative, stated there is no Council report.

PUBLIC COMMENTS

No public comments.

P&Z 2018-2 ABRAHAM KLEIN, REPRESENTING DANCE WITH ME STUDIO,
IS REQUESTING PRELIMINARY AND FINAL APPROVAL FOR
CONDITIONAL USE PERMIT FOR A BALLROOM DANCE STUDIO
LOCATED AT 3637 S. GREEN RD. SUITE 3A.

The applicant was not present.

Mr. Griswold stated the applicant was notified of the meeting.

A motion was made by R. Hecht and seconded by C. Cohen to table P&Z 2018-2 until the next meeting when the applicant can be present.

ROLL CALL: AYES: C. Cohen, R. Hecht, Mayor Horwitz, O. Jacobs,
J. Pasch, B. Zabell
NAYS: None
MOTION APPROVED – ITEM TABLED

P&Z 2017-10(B) CHAD COSTELLO, HASENSTAB ARCHITECTS, ON BEHALF OF MANNA ISLE OHIO, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL OF REVISED LANDSCAPE AND LANDBANK PARKING AT ENCORE MEDICAL CENTER LOCATED AT 25501 CHAGRIN BOULEVARD. PPN 742-17-047.

Mr. Chad Costello, Hasenstab Architects, was present to request preliminary and final site plan approval to landbank an additional 24 parking spaces that separate them from the adjacent Signature Square building. They propose to install a landscape island planted with trees along the western property line.

Mr. Griswold stated Fire Department reviewed the plans and commented the fire hydrants and FDC are not denoted in new design. The Fire Department will perform a field inspection to make sure landscaping will not hinder the operation of above mentioned life safety system devices. The Police and Building Department recommend approval.

Mr. Ciuni stated Engineering has no comments and recommend approval subject to the comments of the City Planner.

Mr. Smerigan reviewed his staff report with the Commission and recommended the Commission grant revised site plan approval with the stipulations listed in the staff report.

Mr. Cohen questioned the landscaping and fencing around the generator. He recommended using Leyland Cypress trees for screening rather than Pinus Strobus trees.

Mr. Costello agreed.

A motion was made by R. Hecht and seconded by C. Cohen to approve Chad Costello, Hasenstab Architects, on behalf of Manna Isle Ohio, request for preliminary and final site plan approval of revised landscape and landbank parking at Encore Medical Center located at 25501 Chagrin Boulevard, PPN 742-17-047 with the following stipulations: 1) Permission to landbank an additional 24 parking spaces for a total of 211 parking spaces until such time as it is determined by either the applicant or the Building Commissioner that said parking spaces are required to adequately service the use, at which time the spaces shall be installed in accordance with the final site plan as directed and approved by the Building Commissioner and City Engineer; 2) Subject to Mr. Cohen's comments about screening the propane and oxygen tanks.

ROLL CALL:	AYES:	C. Cohen, R. Hecht, Mayor Horwitz, O. Jacobs, J. Pasch, B. Zabell
	NAYS:	None
	MOTION APPROVED	

Ms. Hecht asked when they anticipate the project will be complete.

Mr. Costello replied the goal for construction completion is end of January.

P&Z 2017-29(A)	JONATHAN BERNs, MANAGING MEMBER OF ORG, IS REQUESTING FINAL SITE PLAN APPROVAL FOR A NEW OFFICE BUILDING TO BE LOCATED AT PPN: 742-28-009, PARK EAST DRIVE.
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Mr. Jonathan Berns, ORG, Ms. Renee Jimenez, Geis Builders, Engineers, and Mr. Charles Ignatz, Graelic, LLC, Traffic/Parking Studies, was present to request final site plan approval for a new, approximate 10,000 square foot office building. The property is currently occupied by office buildings located at 3733 and 3737 Park East Drive. Civista Bank is a proposed tenant to occupy part of the new office building.

Mr. Griswold stated Police, Fire and Building Departments have reviewed the documents, have no comments and recommend approval.

Mr. Ciuni stated the Engineer has taken care of the nine (9) listed items from his comment letter dated April 13, 2018 to their satisfaction with the exception of installing a pole sign along I-271.

Mr. Berns replied they are still in the exploration of that. They want to get the tenant in and come back to the Planning Commission for permission if they make that decision.

Mr. Ciuni stated they recommend approval.

Mr. Smerigan reviewed his report with the Commission. Since a variance is required, the Commission will need to act in the form of a recommendation to City Council. Should the Commission determine to recommend approval of the final site plan it should do so subject to the three (3) necessary stipulations listed in his staff report.

A discussion ensued.

A motion was made by C. Cohen and seconded by J. Pasch to approve Jonathan Berns, Managing Member of ORG, request for final site plan approval for a new office building to be located at PPN 742-28-009, subject to the following stipulations: 1) Pursuant to Section 1159.04 it is determined that a practical difficulty will result on the subject site from the literal enforcement of Code Section 1131.06(a) with regard to minimum required off-street parking; 2) Granting a variance of 103 parking spaces to Section 1131.06(a) to permit a total of 366 parking spaces on the subject site in lieu of the required 469 parking spaces; 3) Compliance with any comments or requirements of the City Engineer; 4) It be determined by either applicant or Building Commissioner that said parking spaces are required to adequately service the use at which time the spaces should be installed in accordance with final site plan as directed and approved by the Building Department, Building Commissioner and City Engineer.

ROLL CALL:	AYES:	C. Cohen, R. Hecht, Mayor Horwitz, O. Jacobs, J. Pasch, B. Zabell
	NAYS:	None
		MOTION APPROVED

P&Z 2018-5	MICHAEL ARCH, ARCH REAL ESTATE GROUP, IS REQUESTING PRELIMINARY & FINAL SITE PLAN APPROVAL TO CONVERT USE OF EXISTING BANK DRIVE-THRU TO COFFEE DRIVE-THRU FOR STARBUCKS LOCATED AT 22835-41 CHAGRIN BLVD.
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A motion was made by R. Hecht and seconded by J. Pasch to table P&Z 2018-4 at the request of the applicant.

ROLL CALL:	AYES:	C. Cohen, R. Hecht, Mayor Horwitz, O. Jacobs, J. Pasch, B. Zabell
	NAYS:	None
		MOTION APPROVED – ITEM TABLED

P&Z 2018-4	VLADIMIR GREYSUKH, DOMMUS CONSTRUCTION, PROPERTY OWNER, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR LOT SPLIT AND CONSOLIDATION OF PPN 741-07-055, 2633 BRENTWOOD ROAD, AND PPN 741-07-056, 2619 BRENTWOOD ROAD, IN ORDER TO BUILD A NEW SINGLE FAMILY RESIDENCE.
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Mr. Vladimir Greysukh, Dommus Construction, was present to request preliminary and final site plan approval for lot split and consolidation in order to build a new single family residence to be located at 2619 Brentwood Road.

Mr. Griswold stated Building, Fire and Police Departments have no comments regarding the applicant's proposal.

Mr. Ciuni stated they have reviewed the lot split and consolidation plat and the accompanying legal descriptions and they meet all City and County Standards. We hereby recommend approval.

Mr. Smerigan reviewed his report with the Commission. Since the variance is to Chapter 1143, the Planning Commission has the authority to either grant or deny the variance. Approval is recommended subject to the three (3) listed stipulations on staff report.

A discussion ensued.

A motion was made by R. Hecht and seconded by B. Zabell to Vladimir Greysukh, Dommus Construction, property owner, request for preliminary and final site plan approval for lot split and consolidation of PPN 741-07-055, 2633 Brentwood Road, and PPN 741-07-056, 2619 Brentwood Road, in order to build a new single family residence, subject to the following stipulations: 1) Pursuant to Section 1159.04 it is determined that a practical difficulty will result on the subject site from the literal enforcement of Code Section 1143.01(b) with regard to minimum required lot area; 2) Granting a variance of 390 square feet to Section 1143.01(b) to permit Permanent Parcel No. 741-07-055 to have a lot area of 8,610 square feet in lieu of the required 9,000 square feet; 3) Compliance with any comments or requirements of the City Engineer.

ROLL CALL:	AYES:	C. Cohen, R. Hecht, Mayor Horwitz, O. Jacobs, J. Pasch, B. Zabell
	NAYS:	None
	MOTION APPROVED	

Chairman Jacobs advised the Commission the proposed Building and Zoning Code changes are on the Council Agenda and if they so deem they will be referring that back to Planning Commission for consideration and making a recommendation back to Council. An additional Planning and Zoning Meeting has been scheduled for May 17, 2018 to consider P&Z 2017-27, the School District proposal.

Ms. Hecht stated during City Council meetings, the Council President reads the procedure for Public Comments and asked if that is something Planning Commission needs to do as well.

Mr. Pasch commented Mr. Linick, Council President, waits to see if someone speaks then reads the one paragraph of procedures. That paragraph could be provided to the Chairman to be used at your discretion.

A motion was made by R. Hecht and seconded by C. Cohen to adjourn the meeting.

ROLL CALL:	AYES:	C. Cohen, R. Hecht, Mayor Horwitz, O. Jacobs, J. Pasch, B. Zabell
	NAYS:	None
	MOTION APPROVED	

Orry Jacobs, Chairman

Veronica Muth, Secretary

Whitney Crook, Clerk of Council